174.0	0005	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	548,300 / 548,300
					USE VALUE:	548,300 / 548,300
					ASSESSED:	548,300 / 548,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
37		ARGYLE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	COLARUSSO DAVID & JESSICA
Owner 2:	
Owner 3:	
Street 1:	37 ARGYLE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	KING JAMES J JR/TRUSTEE -
Owner 2:	ARGYLE RD REALTY TRUST -
Street 1:	37 ARGYLE RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .092 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1958, having primarily Wood Shingle Exterior and 1022 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4000.000	170,300		378,000	548,300
Total Card	0.092	170,300		378,000	548,300
Total Parcel	0.092	170,300		378,000	548,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 536.50 | /Parcel: 536.50

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 116216

GIS Ref

GIS Ref

Insp Date 08/31/18

!13543!

PREVIOUS ASSESSMENT

Parcel ID: 174.0-0005-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	170,300	0	4,000.	378,000	548,300		Year end	12/23/2021
2021	101	FV	164,100	0	4,000.	378,000	542,100		Year End Roll	12/10/2020
2020	101	FV	164,100	0	4,000.	378,000	542,100	542,100	Year End Roll	12/18/2019
2019	101	FV	150,300	0	4,000.	372,600	522,900	522,900	Year End Roll	1/3/2019
2018	101	FV	150,300	0	4,000.	286,200	436,500	436,500	Year End Roll	12/20/2017
2017	101	FV	150,300	0	4,000.	270,000	420,300	420,300	Year End Roll	1/3/2017
2016	101	FV	150,300	0	4,000.	248,400	398,700	398,700	Year End	1/4/2016
2015	101	FV	149,500	0	4,000.	232,200	381,700	381,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	17:15:29

LAST REV

Date	Time
10/02/18	14:56:48
mmcmakin	

PAT ACCT. 13543

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KING JAMES J JR	62338-351		7/29/2013		441,000	No	No		
KING JAMES J JR	32222-31		1/9/2001	Convenience	1	No	No		
	9268-243		11/12/1958	Family	16,500	No	No		Lenore King dod 7/6/1994

USER DEFINED

Prior Id # 1:	116216
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/19/2015	1582	New Wind	3,000					
11/29/2007	1100	Re-Roof	11,900					

ACTIVITY INFORMATION

Date	Result	By	Name
8/31/2018	Meas/Inspect	HS	Hanne S
3/5/2009	Inspected	189	PATRIOT
5/2/2000	Inspected	276	PATRIOT
12/15/1999	Mailer Sent		
12/14/1999	Measured	163	PATRIOT
1/1/1982		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4000		Sq. Ft.	Site		0	70.	1.35	6									378,000						378,000	

Total AC/HA:	0.09183	Total SF/SM:	4000	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total: 378,000	Spl Credit	Total: 378,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1958	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV	- Average	31. %
Functional:			%
Economic:			%
Special:			%
Override:			%
		Total:	31 %

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	134.987
Other Features:	60500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	246818
Depreciation:	76513
Depreciated Total:	170304

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 5 | BRs: 3 | Baths: 1 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	3	
Totals			
1	5	3	

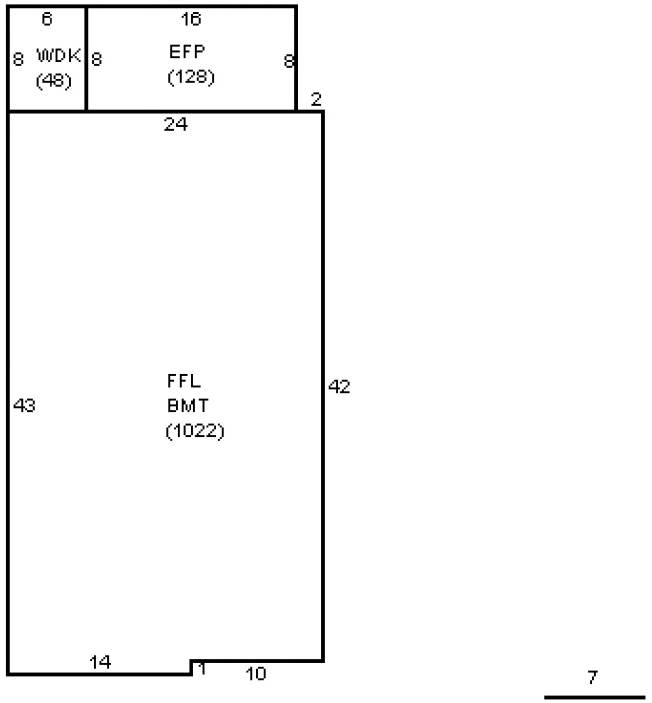
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	134.99
Special Features:	0	Val/Su Net:	76.71
Final Total:	170300	Val/Su SzAd	166.63

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,022	40.500	41,387
FFL	First Floor	1,022	134.990	137,956
EFP	Enclos Porch	128	48.490	6,207
WDK	Deck	48	16.000	768

Net Sketched Area: 2,220 | Total: 186,318

Size Ad 1022 | Gross Area 2220 | FinArea 1022

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

174.0-0005-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X8	A	AV	1980	0.00	T	31.2	101						

More: N | Total Yard Items: | Total Special Featues: | Total: